

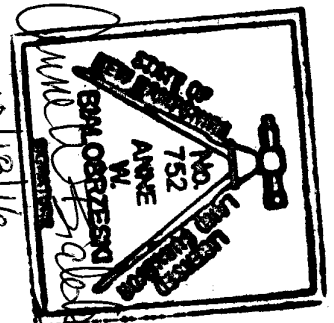
Command= 210-

Point#, Start#-End# or G#= 1-857

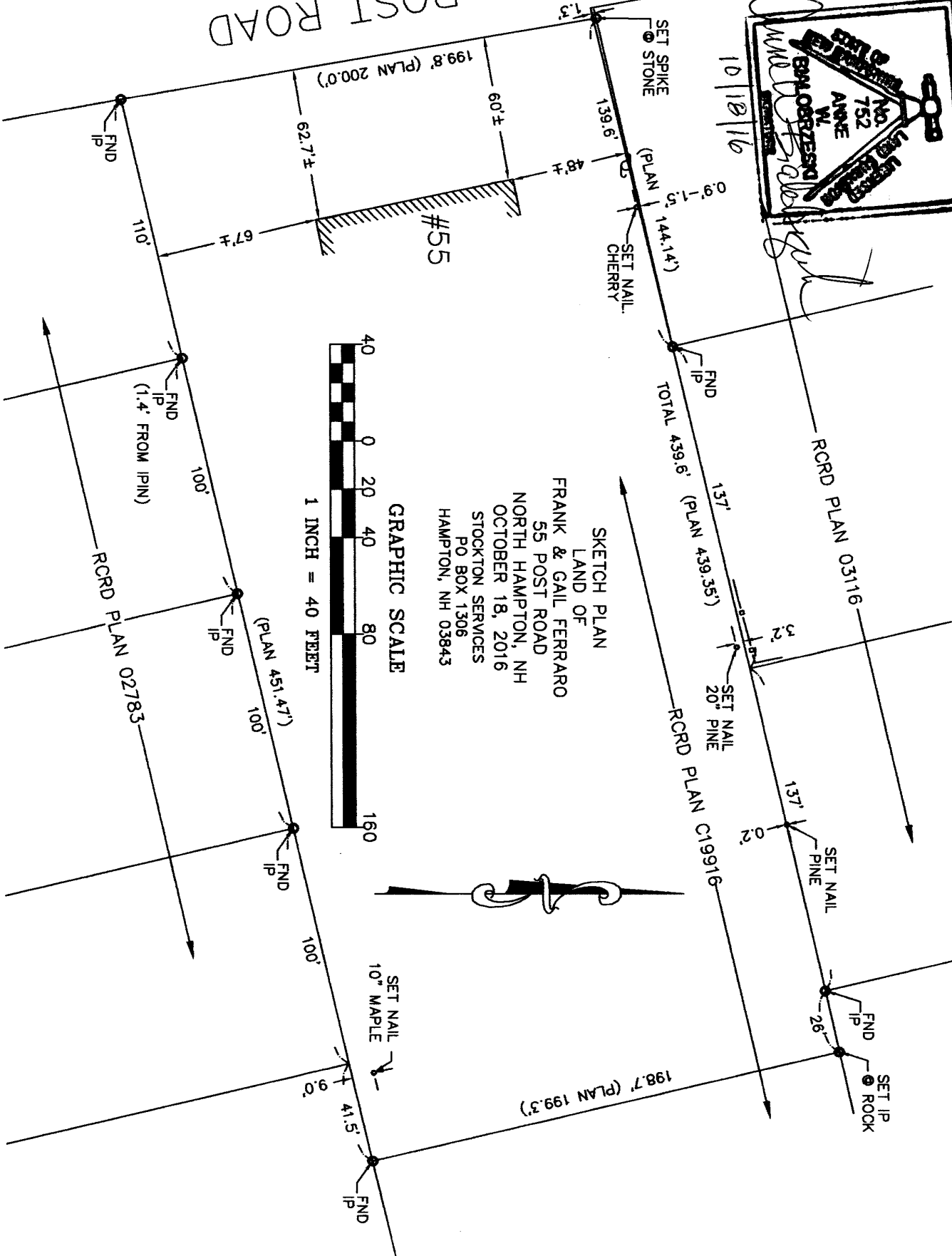
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----02-12-2025-----11:12:13-----D:...\BMHOME17							
				1	6396.5749	4664.8534	
				2	6644.8084	4621.3883	TRA
				3	6970.6037	4562.5826	TRA
				4	6454.5883	4908.3992	TRA
				5	6504.9061	5126.0896	TRA
				6	6590.3566	5489.9813	TRA
				7	6722.7161	5395.6921	TRA
				8	7115.0306	5441.6743	TRA
				9	6975.9806	5232.1096	TRA
				10	6966.9724	5193.1372	TRA
				11	7064.4035	5170.6166	TRA
				12	6537.8411	4780.1352	TRA
				13	6925.8567	4571.2204	TRA
				14	6461.5201	4938.3885	TRA
				15	6925.7322	4570.6818	INT
				16	6429.9750	4805.0703	TRA
				17	6492.3733	5071.8692	TRA
				18	6599.5476	5047.0965	TRA
				19	6568.6943	4913.6159	TRA
				20	6399.1330	4669.1668	INT
				21	6455.7851	4913.0326	TRA
				22	6498.3906	5097.1575	TRA
				23	6304.2772	5142.3291	TRA
				24	6201.9529	4702.6166	INT
		764516		25	6506.1543	5130.7110	TRA
				26	6590.5987	5489.9187	TRA
				27	6506.2619	5549.5000	TRA
				28	6414.4507	5615.7873	TRA
				29	6392.2661	5520.4546	TRA
				30	6201.9529	4702.6166	TRA
				31	6414.5518	5616.2061	TRA
				32	6365.5544	5655.6480	TRA
				33	6288.3873	5750.6585	TRA
				34	5997.8473	5511.2977	TRA
				35	5554.3393	5151.8315	TRA
				36	5211.2237	4877.5989	TRA
				37	5208.6368	4874.0433	TRA
		BUNNY		38	6097.6130	5600.9454	TRA
				39	6018.6797	4753.3736	TRA

JOB #2 762FERRARO [857]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----02-12-2025-----11:12:13-----D:...\BMHOME17							
				40	6055.2658	4910.5928	TRA
				41	6082.4639	5027.4699	TRA
				42	6226.8845	4809.7540	TRA
				43	6249.5497	4907.1516	TRA
				44	6272.2148	5004.5492	TRA
				45	6294.8799	5101.9468	TRA
				46	6148.7835	5135.9445	TRA
				47	6126.1184	5038.5469	TRA
				48	6103.4533	4941.1493	TRA
				49	6058.6942	4748.8085	TRA
			1SETHUB	50	6518.5392	4595.2020	
			2SETPK	51	6341.5550	4666.9120	TRA
			POST	52	6925.6567	4570.7692	SS
			POST	53	6913.2178	4573.4067	SS
			FNDIP	54	6537.9224	4780.3200	SS
			FNDIP	55	6569.6137	4914.2295	SS
			FNDIP	56	6599.3522	5047.4992	SS
			SETPK*	57	6613.9015	5084.6077	SS
			FNDIP	58	6202.0142	4702.6033	SS
			OFFSET	59	5242.6459	4868.0441	SS
			FNDPK*	60	5242.8843	4869.1589	TRA
			SPK@STON	61	6398.8932	4669.1010	SS
			POLE	62	6410.9489	4730.1115	SS
			ANCHOR	63	6412.0580	4738.1959	SS
			CORHSE	64	6364.1482	4735.8333	SS
			CORHSE	65	6282.4977	4752.4928	SS
			3SETHUB	66	6272.7163	4765.9108	SS
			5SETHUB	67	6462.6456	4995.3188	SS
			FNDIP	68	6430.1149	4805.1470	SS
			@PINE	69	6413.6994	4745.1177	SS
			4sethub	70	6322.3166	5004.5158	TRA
			3hub	71	6272.7250	4765.9150	TRA
			2pk	72	6341.5447	4666.9048	TRA
			corpost	73	6463.7206	4936.2086	SS
			nail20pi	74	6456.1603	4929.5679	SS
			post	75	6486.9594	5014.2421	SS
			setpk	76	6613.9275	5084.5948	SS
			fndip	77	6492.3733	5071.8692	SS
			setnail	78	6476.7295	5003.0990	SS
			setnail	79	6415.3129	4747.4393	SS
			fndip	80	6272.2066	5004.5171	SS
			setpk	81	6120.2007	5035.5196	SS
			setnail	82	6305.1209	5105.7964	SS
			fndipin	83	6248.0723	4907.0961	SS
			fndipin	84	6226.9379	4809.6429	SS
			ipchk	85	6201.9529	4702.6166	SS
			fndip	86	6080.7240	5028.8270	SS
			fndip	87	6055.4164	4910.7682	SS
			fndipin	88	6101.8659	4941.6943	SS
			fndip	89	6304.5573	5142.3006	TRA
			setip	90	6498.0733	5097.2264	TRA
				92	6249.4615	4906.7728	INT
				100	6223.0195	4806.6285	TRA
				101	6143.8783	4745.5002	TRA
			.	102	5915.8621	4751.9903	TRA
				103	5946.4740	4929.3681	TRA
			COR	105	6498.2274	5097.1955	INT
			COR	106	6304.2772	5142.3291	INT



POST ROAD







Stevens Rd

Rockingham

Meadowfox Rd

151

Meadow Fox Rd

Sylvan Rd

2323-0052

DEED OF WARRANTY

I, CHARLES E. FILLEY, unmarried

of North Hampton, Rockingham County, State of
New Hampshire, for consideration paid, grant to FRANCIS A. RETTER and EVELYN RETTER,
husband and wife, as joint tenants with rights of survivorship

161 Thurston Road

(Street Address)

of Rochester (71050), Monroe County, State of
(Town or City)

New York, with WARRANTY covenants, the following des-
cribed premises:

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain tract or parcel of land with the buildings thereon, situated
in North Hampton, County of Rockingham, State of New Hampshire, on the
easterly side of the Post Road, bounded and described as follows:

Beginning at the northwesterly corner thereof at a stone bound on the
easterly side of the Post Road and at the southwesterly corner of land
now or formerly of Elliot A. and Mary A. Stevens; thence running eas-
terly along an old fence 846 feet, more or less, to a pipe at a stone
wall at land now or formerly of John K. Seavey; thence turning and
running southeasterly along said stone wall and land of said Seavey
216.5 feet to an iron pipe; thence turning and running westerly along
land now or formerly of Clara E. Stone 295 feet to an iron pipe, said
iron pipe being 199 feet southerly from the nearest point on the nor-
therly boundary as described above; thence continuing in a westerly
direction still along land of said Clara E. Stone 643 feet, more or
less, to an iron pipe in the easterly side of said Post Road; thence
turning and running northerly along said Post Road 200 feet to the
stone bound at the point of beginning. Containing 4.09 acres, more
or less.

Being the same premises conveyed to Charles E. Filley by Deed of War-
ranty of Philip T. Boothby and Luella S. Boothby dated April 3, 1973
and recorded in Book 2199, Page 1599 of the Rockingham Registry of
Deeds.

The 1978 real estate taxes shall be prorated as of the date of closing.

And I, being unmarried, ~~with~~ ~~husband~~ ~~of said Grantor~~, release to said Grantee all rights of
claim, homestead and other interests therein.

WITNESS my hand and seal this 3rd day of October, 1978.

Witness:

H. Angel Casanova

Charles E. Filley
CHARLES E. FILLEY

STATE OF NEW HAMPSHIRE
Rockingham, ss.

Charles E. Filley

Oct. 3rd, 1978. Personally appeared and acknowledged the foregoing instrument to be
his voluntary act and deed.

H. Angel Casanova

Justice of the Peace.
Notary Public.



25098

780CT-3 1412:53

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

02783

See Application recorded
8/15/43
Page 150

SCALE IN FEET

PLAN OF FORESTEDGE

NORTH HAMPTON, N.H.

OWNER & DEVELOPER
ROCKINGHAM INVESTMENT CORP.
HAMPTON, N.H.

DESIGNER
CHESTER A. LEACH CIVIL ENG.
HAMPTON, N.H.

DATE OF THIS DRAWING SHALL BE DATE OF APPROVAL
FOR RECORDING.

SCALE 1"=80 FT.

APPROVAL FOR RECORDING

DATE

NAME

TITLE

APPROVED FOR RECORDING

DATE

NAME

TITLE

APPROVED FOR RECORDING

DATE

NAME

TITLE

APPROVED FOR RECORDING

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DATE

NAME

TITLE

APPROVED FOR RECORDING

DATE

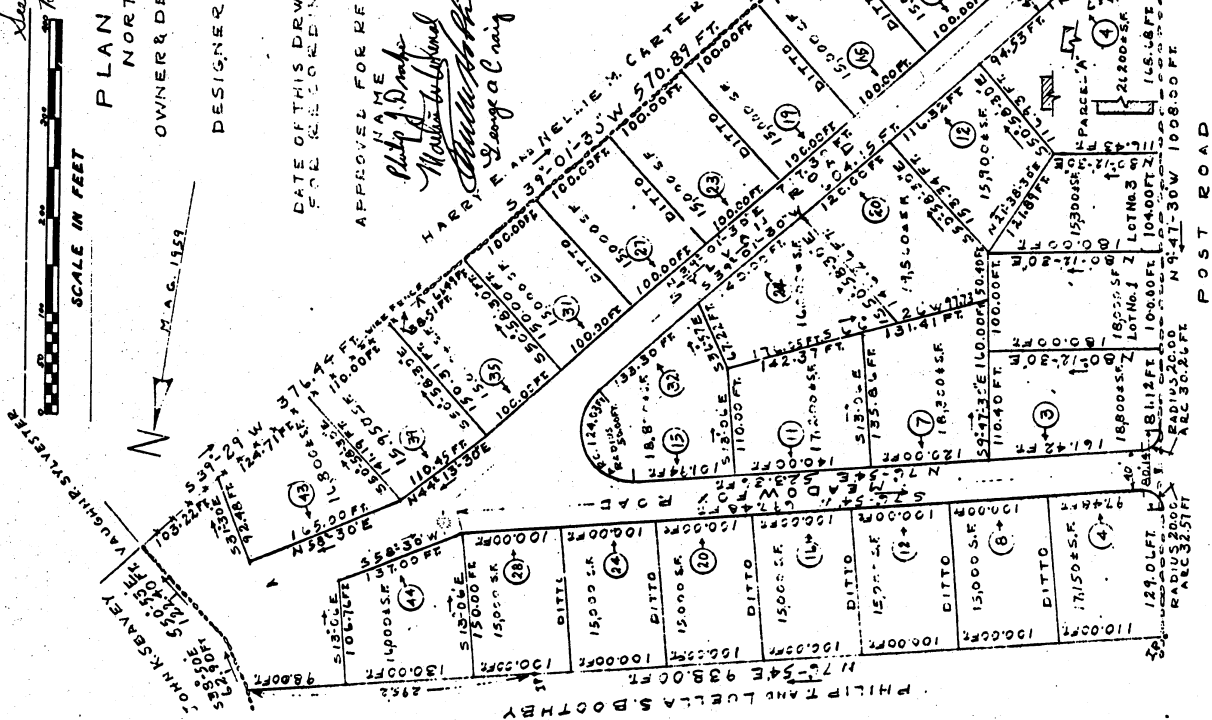
NAME

TITLE

APPROVED FOR RECORDING

DATE

1. NUMBERS IN CIRCLES ARE HOUSE NUMBERS.
2. AREA OF TRACT NOT INCL. PARCEL A 13.2 ACRES.
3. ALL DIRECTIONS ARE BASED ON MAGNETIC MERIDIAN.



PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the local health and sanitary authority. The structure shall conform with the local health and sanitary authority's requirements for topography and finish grade elevation.

DEVELOPING SITE. The ground floor area of the main structure, exclusive of one-story open porches, shall not be less than 750 square feet for a one-story open dwelling, nor less than 1,000 square feet for a dwelling of more than one story.

NEIGHBORHOOD. No offensive activity shall be carried on upon any lot, nor shall any structure or other improvement which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary character, trailer, house, tent, shack, garage, or other building shall be used on any lot at any time for a purpose other than temporarily or permanently.

TENURE. These covenants are to run with the land and shall be binding on all parties and all persons claiming under the title to the land. The covenants shall be automatically extended for successive periods of 1 year unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT. These covenants shall be by proceeding at law or in equity against any person or person violating or attempting to violate any covenant either to restrain violation or to recover damages.

FINES. No construction on any one lot, including final landscaping, shall be commenced within one year from the date on which construction commences. Failure to comply with this provision, shall subject the lot owner to a fine of ten dollars (\$10.00) per day for every day that the lot owner is in violation of this provision. The fine shall be payable to the Rockingham Investment Corporation or its assigns.

03116

PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE:

No lot shall be used except for residential purposes, with incidental professional offices. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than three cars.

DWELLING SIZE:

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

NUISANCES:

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

SIGNS:

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

LIVESTOCK AND POULTRY:

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

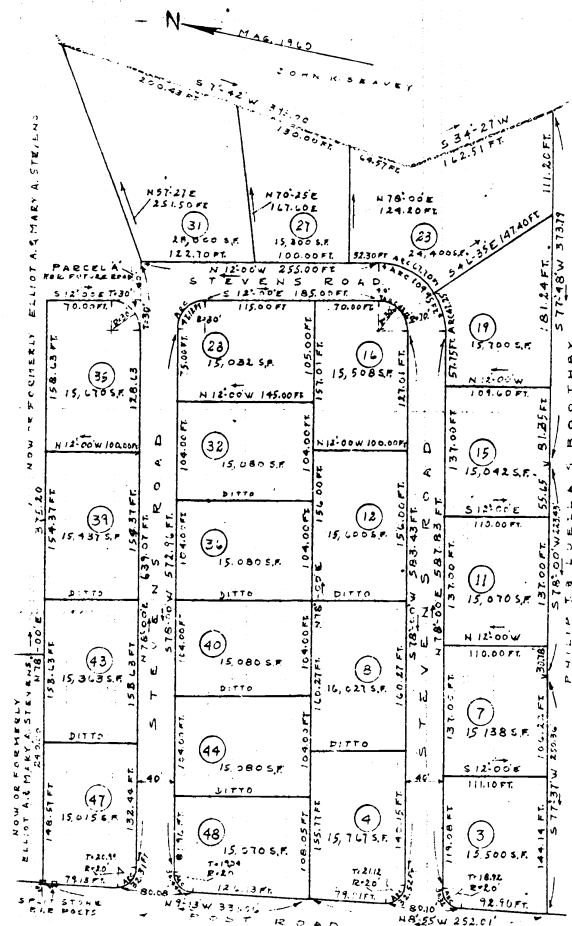
TERM:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless on instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT:

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

03116



SCALE 1 IN. = 80 FT.

APPROVED FOR RECORDING

John D. Dwyer
Chairman Planning Board
William A. Dwyer
Maurice C. Gerstl

VIAVERLY ACRES

NORTH HAMPTON, N. HAMPTON

ENGINEER - CHESTER A. KACH, C.E.
HAMPSON, N.H.

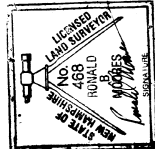
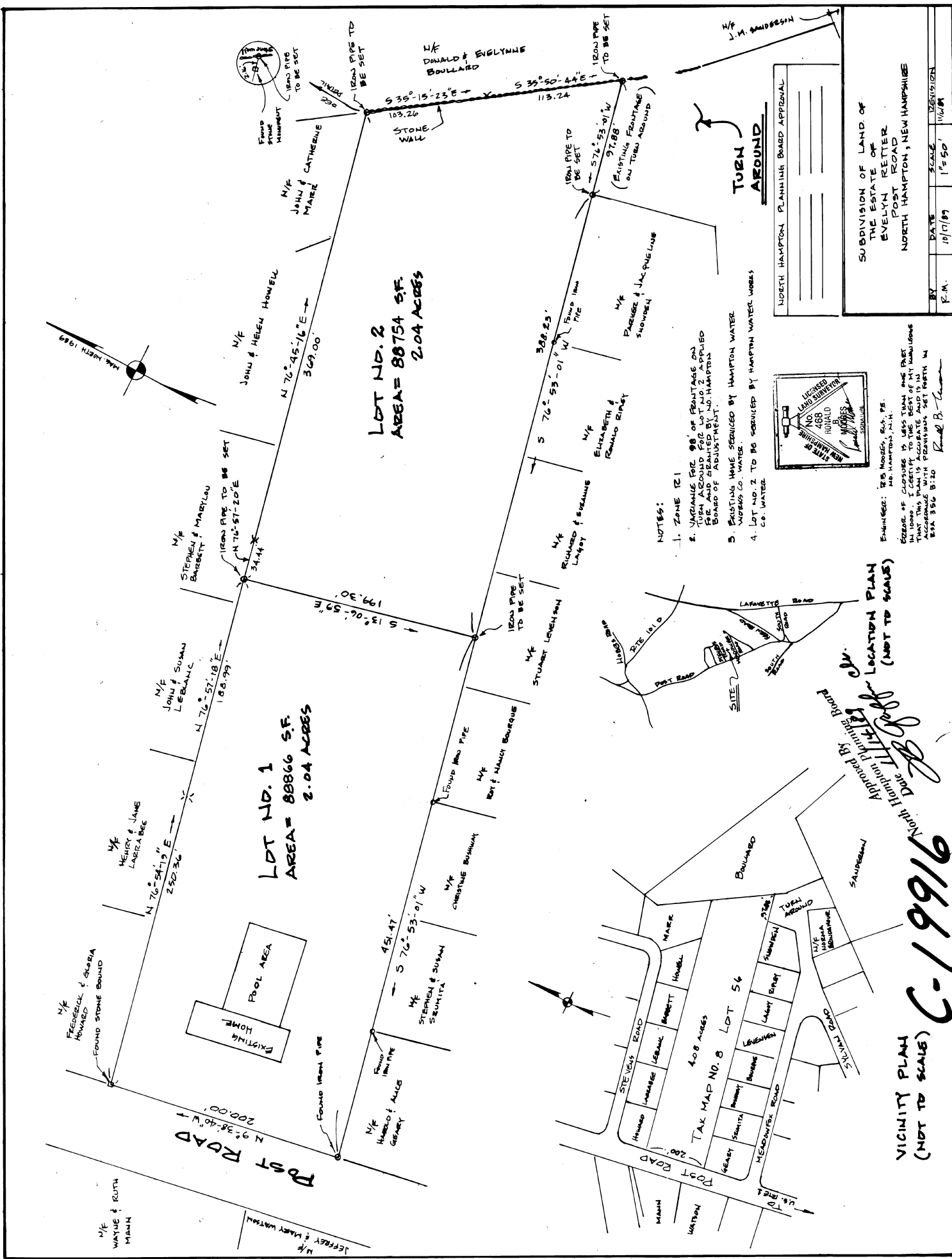
Filed Nov. 3, 1961.

DATE SHALL BE DATE OF APPROVAL
FOR RECORDING. March 1961

SCALE IN FEET



Nov 15 12:14 PM '89 50107 Nov 15 1 12 PM '89



- NOTES:
1. ZONE 121
 2. VARIANCE FOR 98' OF FRONTAGE ON TURN AROUND FOR LOT NO. 2 APPLIED TO THE SOUTH LINE OF LOT NO. 2. BOARD OF ADJUSTMENT.
 3. EXISTING HOME SERVICED BY HAMPTON WATER WORKS CO. WATER.
 4. LOT NO. 2 TO BE SERVICED BY HAMPTON WATER WORKS CO. WATER.

NORTH HAMPTON PLANNING BOARD APPROVAL

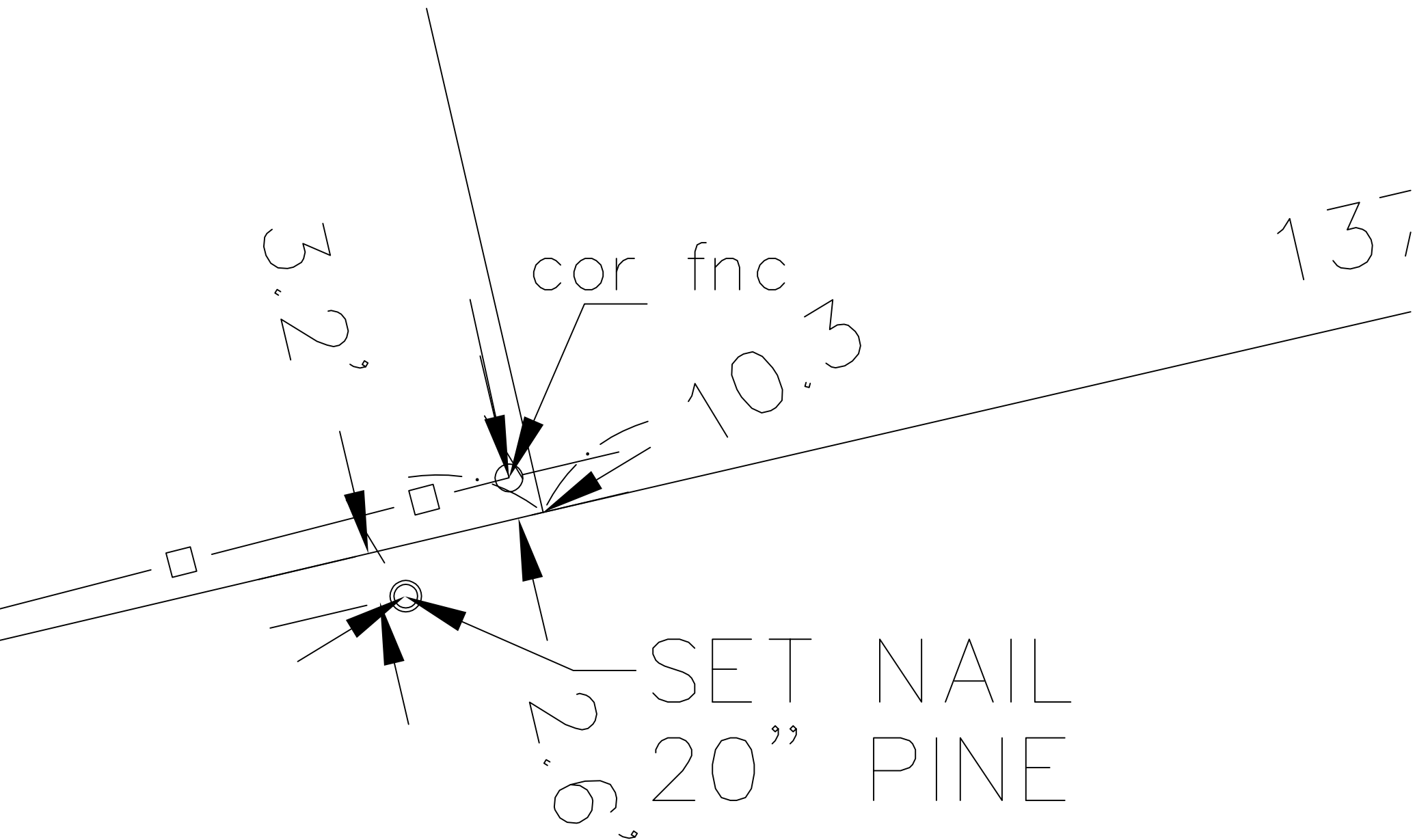
DATE	10/17/89
SCALE	1" = 50'
BY	P.M.
REVISION	11/1/89

SUBDIVISION OF LAND OF THE ESTATE OF EVELYN RETTER POST ROAD NORTH HAMPTON, NEW HAMPSHIRE

Approved By *[Signature]* North Hampton Planning Board

VICINITY PLAN (NOT TO SCALE) C-19916

LOCATION PLAN (NOT TO SCALE)



recons setup 350
8 hrs 2 man 800
2000-2500

BM Home 17 Job 2
FB 74

see 6600
224
659
722
2079

6026-626

55 Post Rd

Map 8 Lot 56

Greg D & Annem SQUIRE

4185-2619

Theodore Bartlett

3127-2613

Lavina O Bartlett

1990 2860-867 Great Island Trust PMSHP

Lot 1 C 19916 ✓

02783, ~~03116~~

1990

2834-544

Estate Evelyn Better

Frances & Evelyn

1978

2323-0052

~~4.09~~ 4.09 AC

~~Frank~~

Charles Tilley

1973

2199-1599

Philip T & Luella S Boothby

1955

1351-312

Clara E Stone

Herbert A Stone

1929

805-239

17 AC

Mary F Handers

Post Rd

HG Keene
L4B
Seavey Bros

heirs Thos Marston

Stockton Services
PO Box 1306 Hampton, NH 03843-1306
(603) 929-7404

September 19, 2016

To property owners adjacent to land owned by
Frank and Gail Ferraro at 55 Post Road in North Hampton, NH

Stockton Services has been hired to perform a boundary survey of the Ferraro property at 55 Post Road in North Hampton (tax map 8 lot 56). In order to determine the location of the clients' boundary lines, it will be necessary to find and locate monuments on surrounding and nearby properties. Individuals and/or survey crew personnel will be working in your area on one or more days in the coming weeks. Found monuments and survey control points will be flagged for easy recovery. Please do not assume that any flagged point is a boundary marker until our work is completed. I would be happy to respond to any questions or concerns which you might have and can be reached at my office phone (603 929-7404). I would also appreciate any information you might have regarding existing monuments for your property, including those on your street frontage. Thank you for your patience and assistance.

Sincerely,

Tocky B

Anne W. Bialobrzewski
NHLLS #752

sketch plan
only provided

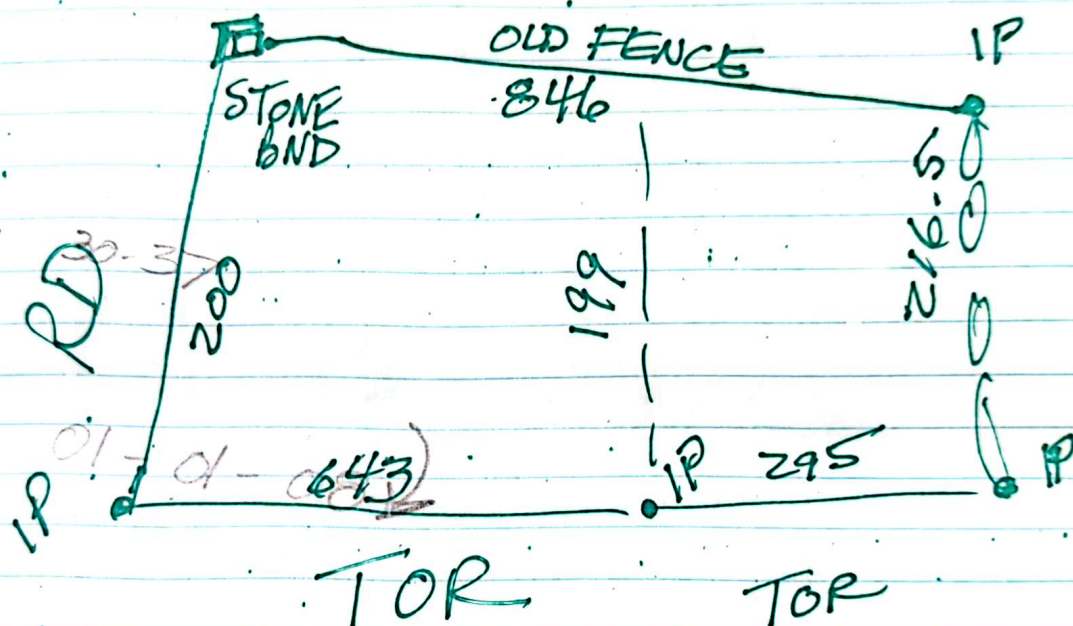
Philip & Wella Boothby

1030-392

1085-067

1351-312

1351-312 1955



PORTON 805-239

HG Keene

Mary Handers
↑ 804-267

Mabel O'Shea
804-225

Mary & Jos Poirier

17 AC
Seaver Bros
Heur STF Marston

Tammy C Keene

1929 715-386

Gurdwood

1916 707-183

Nellie Carter

inheritance

Wilbur H Marston

P/O 1909 647-085

Percy F Norton

Toppa Leavitt → Thos
1843 310-204 Marston

Godfrey Farm

Survey Jos Dow

33AC
74 R

